



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্ব দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

নং 363 দিশপুৰ, বৃহস্পতিবাৰ, 29 আগষ্ট, 2019, 7 ভাদ, 1941 (শক)
No. 363 Dispur, Thursday, 29th August, 2019, 7th Bhadra, 1941 (S. E.)

GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

OFFICE OF THE GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY

NOTIFICATION

The 19th August, 2019

GMDA/GEN/13/2009(Pt)/2011/70.- In exercise of the powers conferred by Section 39 (1) of GMDA Act 1985 (Amended) GMDA is pleased to publish the following notice regarding the publication of the draft Development Scheme for the Pamohi/Dhalbama special scheme area of the Master Plan 2025 notified as development area vide Notification No. GMDA/GEN/13/2009/Pt/70 13 dated 3rd March 2010 and as described in the Schedule-I.

Notice for publication of the draft Development Scheme of Pamohi/Dhalbama special scheme area of Master Plan 2025 :

It is notified that the detailed Development Scheme prepared under Section 35(1) for the Pamohi/Dhalbama special scheme area is hereby published.

The details of the Development Scheme together with all relevant papers and maps may be inspected free of cost during office hours at the Office of the Chief Executive Officer, Guwahati Metropolitan Development Authority and will also be available in GMDA's website: <http://www.gmda.gov.in>.

Objections/suggestions from any person are invited with respect to the scheme within 2 (two) months from the date of issue of notification.

SCHEDULE- I**1. SITUATION AND AREA :**

(i) District : Kamrup Metropolitan

(ii) Approximate area: 3.963 Sqkm.

2. Mouzas and Villages included in this special scheme area of Guwahati Master Plan 2025:

Mouzas	Villages	Area
Beltola	Dhalbama	0.848 Sqkm.
Pamohi	Ramcharani	3.115 Sqkm.
Total area of development Scheme		3.963 Sqkm.

INTRODUCTION

The Master Plan and Zoning Regulation for Guwahati was published vide the Assam Gazette Extraordinary Notification No. 198 Dispur, Thursday, 9th July 2009 and Corrigendum No. 199 Dispur, Friday, 10th July 2009 and Corrigendum No. 62 Dispur, Tuesday, 16th March, 2010. Certain modification has also been made in the Master Plan from time to time considering the requirement of such modifications due to needs of plan development.

As per the Master Plan 2025 land use classification of the Special Scheme Area covering Pamohi and Dhalbama village were indicative only with the final land use to be notified at the time of finalization of Development Scheme. Accordingly, no specific land use was earmarked in the Special Scheme Area covering Pamohi and Dhalbama village except in some portion of Pamohi village which have been earmarked as Eco-Sensitive Zone to keep conformity with the adjoining Eco-Sensitive Zone. The total area of this Development Scheme is about 3.965 sq.km.

As per the Master Plan the Pamohi village of this Special Scheme Area falls in sub planning unit 13 of planning unit 5 while village Dhalbama falls in sub planning unit 17 of planning unit 2. The estimated population by 2025 in sub planning unit 13 is 34,997 while in sub planning unit 17 is 67,191. But actual population of these two villages is accounts for only 08 to 01 percent. The estimated population of this Development Scheme by 2035 is estimated at 11,492.

In Chapter-14 of Master Plan implementation the city has been divided into IV parts for the purpose of development/re-development and this area falls in Part-II where large undevelopment areas are available for new development and as such detail land use is now required to be finalized with development control regulation considering this area as a development area under GMDA Act as has been emphasized in the Master Plan.

Accordingly, under Section 35 (i) this area of Pamohi and Dhalbama was declared as development area vide Notification No. GMDA/GEN/13/2009/13 dated: Guwahati the 3rd March 2010 (**Annexure-I**) and also issued a notice vide GMDA/GEN/13/2009/17 dated 3rd March 2010 (**Annexure-II**) inviting names of all the claimants of any interest in the land within the area under this scheme area. Petition received to a examined and a notification for Development Scheme for Pamohi-Dhalbama special scheme area was published on 19th January 2011. Subsequently it was felt that the existing development and the area being located on the edge of some most sensitive areas of city, further survey of existing land use was required and carried out by the Authority. And based on the field survey a new Development Scheme was finalized for this area and published again inviting suggestion and obligation for finalizing. To make the plan more user friendly and transparent the whole plan was also converted into GIS platform. Some provisions of land use zoning and new provision of development control regulation were also incorporated to accommodate the requirement of new policies of Government with respect to urban development.

SCOPE AND CONTENT OF DEVELOPMENT SCHEMES :

The scope and content of Development Scheme has been framed in accordance with clause 36(1) of GMDA Act by making provision for following matters. The area being bordering Rani and Garbhanga reserve forest and in the vicinity of Deepor Beel special measures has to be taken in a Development Scheme.

- (i) Layout of new streets or roads with provision for proposed right of way of different category of road.
- (ii) The allotment or reservation of land for different uses.
- iii) The preservation and protection of the sensitive uses like hills and waterbodies and channels.
- (iv) Imposition of condition and restrictions in regard to open space percentage of building area for a plot, character of building allowed in different areas, discontinuance of objectionable uses etc.
- (v) The requirement for housing schemes of different income group, commercial uses schools and hospitals community facilities and other uses allowed.
- (vi) Identification of major drainage channels.
- (vii) Other matters not inconsistent with the objective of the Act.

Major highlight of this proposed Development Scheme of Pamohi and Dhalbama :

- (1) The land use plan so drawn up is finalized considering the trend of development and the land use earmarked in the adjoining area of the Master Plan.

All Govt. land in the scheme area to be transferred to GMDA for the purpose of preservation as a recreation area or for various residential/infrastructure project as per this Development Scheme.

- (2) No change or modification of layout of road network as suggested in the Master Plan has been proposed. However, it is proposed that all the local distributors should have a minimum RoW (Right of Way) of 12 m and access road should have a minimum RoW of 6 m.

- (3) The FAR in plots abutting roads less than 6 m has been restricted to 100. However additional FAR is proposed if land is relinquished for widening the road without asking for compensation of land.
- (4) Residential areas have been earmarked as Residential (High) and Residential (Low) with FAR & Coverage have been restricted in Residential (Low) zone.

(5) Population and Density :

Population density of the scheme area is only about 873 persons per sq.km.as against the density of 3745 persons per sq.km. of GMA in 2011.This area has a potential of future development because of its well accessibility with other areas of the city, though some areas of Pamohi required to be put in restricted use because of its proximity to Deepor Beel. The decadal growth from 2001-2011 is 66.7% which is also very high compared to the 37% decadal growth of Guwahati city for this period. Accordingly the total population in 2025 is about 11492.

POPULATION ESTIMATE OF SCHEME AREA		
Year	Population	Source
2001	2311	Census of India
2011	3461	Census of India
2025	7692	Estimated.
2035	11492	Estimated.

(6) Housing for the poor :

- (a) In order to prevent growth of slum mandatory provision of EWS (Slum Ratio) in all group housing to the extent of 20% of dwelling units on the plot with additional FAR of 15% of permissible FAR.
- (b) Re-categorization of housing types, development control norms and different densities to make EWS/LIG housing viable ad economical.
- (c) Facilitating for Construction of PMAY Housing Under the Mission "Housing For All By 2022"
- (7) Environment is taken as a major concern and as such considering the proximity of major portion of this area to the Deepor Beel, no industrial area has not been proposed in this developmental scheme.
- (8) Special provision has been made for development in existing villages.
- (9) Provision has been made for retaining traditional weekly market.

(10) Transport :

No modification is proposed in the transport sector. It is important to establish the interface between the intra GMA and intra region road system and also to define the path for regional traffic.

Accordingly the proposed road network as proposed in final Master Plan 2025 for this area has been retained. However some adjustment of Right of Way (RoW) of various category of road has been proposed as given below with minimum right of way : (Annexure V)

Most of the existing road network do not have sufficient width and required widening. Only 5.5% of total land is under roads. As such minimum width of access roads are proposed as 6m and other Master Plan roads have been proposed 9m-24m, so that land under road is kept at 10-12%.

- | | | | |
|-----|-----------------------------|---|----------|
| (I) | (1) Peripheral Ring Road | - | 24 m |
| | (2) Radial Master Plan Road | - | 18 m |
| | (3) Local Distributors | - | (a) 12 m |
| | | | (b) 9 m |

All other access roads will have a minimum right of way of 6m

(II) The planning of residential neighbourhood regarding circulation system shall be governed by the following norms :

- (1) The residential plots in new areas shall generally face an open space including pedestrians' movement with a minimum width of 9 m. The plots may face a vehicular access road with 9m right of way. The circulation network within the cluster shall be so devised that no residential plot is more than 65 m away from the nearest point of the vehicular access road.
- (2) All vehicles shall be restricted to specific parking lot or along the vehicular access road.
- (3) Maximum length of cul-de-sac shall be 150 m and loop road 450 m.

(III) The planning of residential neighbourhood regarding landscaping shall be governed by the following norms :

- (1) Suitable landscape plans for the residential area shall be prepared indicating in reasonable detail, the landscape development of the parks and roadside plantation.
- (2) Detail landscape plan for one Neighbourhood Park shall be prepared.

The Master Plan roads are shown in maps at Annexure No. II

(11) Land Use of Scheme Area :

The details of existing and proposed land use of scheme area are given in maps at annexure IV & VII. The proposed land uses proposed in various zone are given below.

The Pamohi Dhalbama area is on the border of Rani-Garbhanga reserve forest on its south and Deepor Beel on west and Pamohi reserve on north. Considering these sensitive nature of location about 45% of land has been kept under eco-sensitive zone to check undesired development near these areas. 20% of land has been in kept in the low density zone considering the rural nature of development. No area has been proposed as industrial zone but cottage handloom and household industries primarily rural based shall be allowed in some zones.

(12) Land Use Zoning

There is no change in land use zoning and classification of land use zones, land use permissibility (Refer Chapter 13 of final Master Plan 2025 for Guwahati) in different zones as notified in the final Master Plan 2025.

However following modifications and additions (As marked '*' in Table-I) to these provisions have been incorporated in this land use permissibility of different zones of this development area.

Table-I

Sl. No.	Land Uses ^{1,13}	Use Zones in which permitted							
		R (L)	R (H)	C	P	T	G	E	CI
1	Airport, Helipad, Flying Club					●	●		
2	Art gallery, museum, exhibition centre	●	●	●	●				●
3	Auto Supply store and Show room for motor vehicle and machinery			●					●
4	Automobile service and repairing station			●					●
5	Bank and Safe deposit vault	●	●	●	●	●			●
6	Bird Sanctuary						●	●	
7	Boarding or lodging house		●	●	●				●
8	Botanical garden						●	●	
9	Bus Depot			●		●			●
10	Bus Terminal	●	●		●	●			●
11	Canteen and eating house serving the industries			●					●

Sl. No.	Land Uses ^{1,13}	Use Zones in which permitted							
		R (L)	R (H)	C	P	T	G	E	CI
12	Cemetery, crematorium, burial ground, electric crematorium				●		●	●	
13	Children Traffic Park	●	●		●		●		
14	Cinema		●	●					●
15	Clinic for pets	●	●	●	●				●
16	Clinical Laboratory	●	●	●	●				●
17	Club house not conducted primarily as business	●	●	●	●		●		●
18	Club house or other recreational activities conducted as business			●					●
19	Cold storage and ice factory			●					●
20	College	●	●		●				●
21	Commercial/ business Offices ²		●	●					●
22	Community hall & welfare centre	●	●	●	●				●
23	Contractor plant and storage for building material								●

Sl. No.	Land Uses ^{1,13}	Use Zones in which permitted							
		R (L)	R (H)	C	P	T	G	E	CI
24	Convenience Shopping Centre		●	●	●	●			●
25	Convention Centre				●				●
26	Cottage, Handloom and Household Industries ³	●	●	●					●
27	Court				●				●
28	Crèche & Day Care Centre	●	●	●	●				●
29	Cultural and Information Centre			●	●				●
30	Customary home occupation	●	●	●					●
31	Defence	●	●	●	●	●			●
32	Diary and poultry	●							●
33	Dispensary	●	●	●	●				●
34	Dry Cleaners-cleaning and dyeing	●	●	●					●
35	Educational and research institution	●	●	●	●				●
36	Electric Sub-station	●	●	●	●	●	●		●
37	Existing Village ⁴	●	●	●	●	●	●	●	●
38	Fair Ground				●				●
38-A	Farm House ⁿ¹	●	●				●	●	
39	Film studio ⁵				●		●		●
40	Fish curing ⁶						●	●	
41	Flatted Group Industry			●					●

Sl. No.	Land Uses ^{1,13}	Use Zones in which permitted							
		R (L)	R (H)	C	P	T	G	E	CI
42	Flood control work	●	●	●	●	●	●	●	●
43	Forensic Science Laboratory			●	●				●
44	Forest						●	●	
45	Gas Godown	●	●	●	●				●
46	General Industries								● ⁷
47	Golf course						●	●	
48	Green house	●	●	●	●		●		●
49	Gymnasium	●	●	●	●		●		●
50	Health Centre	●	●	●	●				●
51	Hospital	●	●	●	●				●
52	Hostels for educational institution	●	●	●	●				●
53	Hotel			●	●			●	●
54	Indoor Games Hall	●	●	●	●		●		●
54-A	Integrated Township ¹⁴	●	●		●			●	●
55	Jail				●				
56	Junk yard ⁸								
57	Local, Municipal, State or Central Government office	●	●	●	●	●			●
	Lodge	●	●	●	●				●
58	Mechanical workshop with lathes, drills, grinders, spot welding set			●					●
59	Medical, eye and dental practitioners' clinic	●	●	●	●				●

Sl. No.	Land Uses ^{1,13}	Use Zones in which permitted							
		R (L)	R (H)	C	P	T	G	E	CI
60	Monument ⁹	●	●	●	●	●	●	●	●
61	Motor Driving Training Centre		●	●	●				●
61- A	Motel ⁿ²	●	●	●	●		●		●
62	Municipal facility	●	●	●	●	●	●	●	●
63	Music, dance, drama training centre	●	●	●	●				●
64	Neighbourhood Shopping Centre-convenience & local shopping with vegetables, fruits, flowers, fish and meat.	●	●	●					●
65	Night Shelter	●	●	●	●	●			●
66	Nursery, Horticulture and Orchards	●	●	●	●	●		●	●
67	Nursing Home		●	●	●				●
68	Oil Depot ¹⁰								●
69	Open Air Theatre	●	●	●	●		●		●
70	Orphanage	●	●	●	●				●
71	Park, play ground, playfield and recreational area	●	●	●	●		●		●
72	Personal Service Shop	●	●	●	●	●			●
73	Petrol filling station	●	●	●	●	●	● ⁿ³		●
74	Photograph studio and laboratory		●	●	●				●
75	Piggery	●					●		

Sl. No.	Land Uses ^{1,13}	Use Zones in which permitted							
		R (L)	R (H)	C	P	T	G	E	CI
76	Planetarium			●	●		●		●
77	Police Headquarter and Police Lines				●				●
78	Police Station, Out Post and Fire Station	●	●	●	●	●			●
79	Post office, Telephone Exchange, Telegraph Offices	●	●	●	●	●			●
80	Professional office of a resident of the premise		15 ●	●					●
81	Public library	●	●	●	●	●			●
	PMAY Group Housing	●	●	●	●		●		●
	PMAY EW Individual Housing	●	●	●	●		●		●
82	Radio broadcasting studio			●	●				●
83	Railway Station					●			
84	Reformatory (Juvenile Home)	●			●				●
85									
86	Religious Place like temple, namghar, mosque, church etc	●	●	●	●				●
87	Research and Development Centre			●	●				
88	Residence cum Work Plot	●	●	●					●
89	Residential Dwelling	●	●	●	●				●

Sl. No.	Land Uses ^{1,13}	Use Zones in which permitted							
		R (L)	R (H)	C	P	T	G	E	CI
89-A	Residential Dwelling Low Income Group ^{14, n4}	●	●	●	●			●	●
90	Residential Plot-Plotted Housing	●	●		●				●
91	Restaurant, cafeteria, milk bar	●	●	●	●	●	●		●
92	Retail Shop ¹²		●	●	●	●			●
93	Satellite and Telecommunication Center	●		●	●				●
94	Schools	●	●	●	●				●
95	Service Centre		●	●		●	●		●
96	Sewerage treatment plant				●		●	●	
97	Social, cultural and religious institution	●	●	●	●				●
98	Specialised Park			●	●		●		●
99	Sports Training Center				●		●		●
100	Stadium				●		●		
101	Storage of petroleum and other inflammable materials								●
102	Storage, Warehouses and Godown			●					●
102-A	Storage of Processed Food & Dairy Product Consumer and stationery article			●	● ⁿ⁵			●	●

Sl. No.	Land Uses ^{1,13}	Use Zones in which permitted							
		R (L)	R (H)	C	P	T	G	E	CI
103	Swimming Pool	●	●	●	●		●		●
104	Taxi stand and bus stand, cycle and rickshaw stand	●	●	●	●	●	●		●
105	Theatre, assembly or concert hall, dance and music hall and such other place of entertainment;		●	●	●				●
106	Truck terminal			●		●			
107	Vending Booth	●	●	●	●	●	●		●
108	Vocational Training/Technical Training Institute	●	●	●	●				●
109	Watchmen or caretaker's lodges	●	●	●	●	●	●		●
110	Water Treatment Plant	●	●				●	●	●
111	Weekly Market/ Informal Sector Unit	●	●	●	●		●		●
112	Wholesale Trade			●					●
113	Wireless transmitting and weather station, Transmission Tower	●	●	●	●		n6 ●	n6 ●	●
114	Zoological park	●					●	●	

Index of Use Zones :

R (H) - Residential High

R (L) - Residential Low

C - Commercial

P - Public & Semi Public

T - Transportation

G - Green Belt (Recreational and Open Space)

E - Eco Sensitive

CI - Composite Use I

NOTE :

1. All Existing non nuisance, non-polluting uses to continue in the following use zones :

- Residential
- Commercial
- Public/Semi-public
- Transportation and Communication
- Composite Use I

All existing non nuisance, non-polluting uses may be allowed to continue/discontinue after an application for special permission to the Authority in the following use zones :

- Recreational, Commercial, Public/ Semi Public & Green Belt
 - Eco-Friendly.
 - All notified forest, water bodies, rivers and upto a distance of 100m from their boundaries etc. are also classified as Eco-Sensitive Zone with other Eco-sensitive areas. No construction be allowed in this area.
2. To be permitted in commercial areas to be indicated in Residential(H) Zones in Local Area Plans/ Layout Plans
3. In Residential use zone, existing uses to continue and new ones to come on special permission from the Authority Also refer Annex I
4. No further expansion of residential area
5. In the New Town proposed Recreational Area
6. Only Existing uses to continue
7. Only those industries as listed in Annex I
13. Parks, parking, circulation and utilities can be located in any of the use zones. In recreation and eco-sensitive zone, these would be permissible with special permission from the Authority.
14. The following activities shall be permitted only in Eco-Friendly Zone and not in Eco-Sensitive Zone
- Tourism
 - Socio-cultural activities
 - Bungalow type construction
 - Integrated PMAY
 - Residential Dwelling Low Income Group, PMAY Scheme

Development of land would be permitted in Eco-Friendly Zone, if an integrated land development proposal is submitted. Such proposal should primarily be a PMAY Scheme upto 70% PMAY housing with 35% coverage and 125 FAR in a plot more than 0.5 Ha.

15. To the maximum of 30 percent of the FAR is allowed

- n¹ Maximum coverage of 25% and maximum FAR of 50 provided the area is not notified as water bodies forest etc. with minimum plot size of 2000sq.m. with maximum two dual units.
- n² A roadside hotel designed primarily for motorists, typically having the rooms arranged in low blocks with parking directly outside with 25% coverage & 50 FAR. Provided area is not notified as water bodies, forest etc. & only on plots along NH & peripheral ring roads.
- n³ In Green Belt/Eco friendly zone it is allowed on Peripheral road by pass and peripheral ring road as a high way amenity.
- n⁴ Maximum coverage of 25% and maximum FAR of 50 with Assam Type structure in areas not notified water bodied forest etc.
- n⁵ Maximum coverage of 40% and maximum FAR of 100 on the plot along National Highway and peripheral ring roads.
- n⁶ Only ground basement.

NOTE : For interpretation of land use zoning and development control regulation Authority may constitute a committee of experts if such situation arises. The committee may also be given the task of elaborate and add on the above land use permissibility considering the circumstances that may come from time to time in the process of implementation of the plan for subsequent approval of Authority however, any land use change recommended by this committee will require approval of government.

(13) Housing

New Housing for Urban Poor

New housing should be in the form of one or two room units, which would be developed through public and private agencies and through Cooperative Societies or in PPP mode. As this category constitutes bulk of the housing stock that has to be catered at an affordable price to the lowest income bracket as housing for Economically Weaker Sections (EWS), this is often done by cross-subsidization.

For this purpose, adequate land would be earmarked for EWS housing. The developers of group housing shall ensure that minimum 20% of the dwelling units, are constructed for Community-Service Personnel/EWS and lower income category. In old built up areas, this may be as redevelopment schemes or industrial housing, etc., whereas, in urban extensions, the acquisition and development cost of this land should be borne by rest of the project. Such reserved lands should be handed over to a designated agency for promoting housing for low income and weaker sections.

The pattern of EWS housing shall be such as to ensure optional utilization of land in a sustainable manner. For that purpose, multi-storied housing will be the preferred option. Apart from mandatory provision for EWS housing in all group housing projects/schemes, the primary responsibility for creating adequate stock of housing for urban poor shall be borne by public agencies, which can be considered in PPP mode.

The following guidelines with site-specific relaxations may be adopted as required. Regular monitoring of executed schemes and revision of these guidelines at the time of preparation of new schemes is essential. Group housing norms shall be applicable with the following conditions :

- (i) Minimum plot size 2000 sq.m. (facing a minimum road of 9 m)
- (ii) Maximum density-300 units per ha + 10% variation, on residential component of the land.
- (iii) The scheme should be designed in a composite manner with an overall maximum FAR of 230 on the residential component of the land and FAR on the remunerative component of the land shall be as applicable for the relevant land use.
- (iv) Mixed land use/commercial component up to 10% of permissible FAR in the residential component of the land.
- (v) The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.
- (vi) Area of dwelling unit for rehabilitation shall be around 31 to 34 sq.m. for EWS and 42 sq.m. to 48 sq.m. for LIG.
- (vii) Common parking is to be provided which can be relaxed wherever required, except for the parking for remunerative purpose.
- (viii) No restriction on ground coverage (except set backs).
- (ix) Schemes shall be approved by concerned local body.
- (x) Schemes/designs should be compatible for disabled.
- (xi) For Housing constructed under PMAY under the mission "Housing for all by 2022" all the benefits offered by Govt. including amendment of byelaws for facilitating construction of such housing of EWS,LIG will be available. All housing project where 35% of the house are EWS category or individual housing under EWS as detailed in guidelines of such scheme 2015 and subsequent amendments will be available for such benefits.

(14) Villages

The villages in this area have undergone significant physical and functional transformation related with their specific location. Villages are characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments. These mainly accommodate residential, commercial and industrial uses and function

as a mix. It is important that these areas, which are already established with identified uses, continue to play an active economic role.

Comprehensive schemes for the development of villages should be prepared by the concerned local bodies with the aim of provision of optimal facilities and services within the abadis and integration with the surrounding areas. Towards the latter objectives, development along the peripheries of the villages should be carefully planned, wherever necessary for the provision of services and green/open areas, circulation etc. this aspect should also be kept in view while preparing layout plans for urban extension areas.

The Authority should identify these areas where maximum coverage of 60% and FAR 125 with maximum Ground + 1st floor be allowed even if these villages fall within Recreational and Open area and Eco-friendly Zone.

(15) Weekly Markets

Weekly market, which is the traditional style of retail shopping, is quite popular in Guwahati especially among the lower and middle-income groups. These markets are held in various areas. Further, parking and other open spaces within the service markets and commercial centers should be so planned that weekly markets can operate in these areas. The specific locations and timings of operation of such markets should be specified and regulated by the concerned local body.

(16) Land Use Zoning and Development Control Regulation

16.1 Minimum Setbacks

The provision of minimum setbacks of the building or structure from the proposed street line for different sizes of plots for all categories of use shall be as per the following table.

Table 16.1: Setback Regulations for different plot sizes

Sl. No.	Plot Size (in sqm.)	Minimum Setbacks (in metre)			
		Front	Rear	Side (1)	Side (2)
1	Sites with 100% coverage	0	0	0	0
2	Upto 300	3	1.8	1.5	1.5
3	Above 300 & upto 500	3	1.8	1.8	1.8

Table 16.1: Setback Regulations for different plot sizes

Sl. No.	Plot Size (in sqm.)	Minimum Setbacks (in metre)			
		Front	Rear	Side (1)	Side (2)
4	Above 500 & upto 1000	6	2.4	2.4	1.8
5	Above 1000 & upto 2000	9	3	3	3
6	Above 2000 & upto 4000	9	4.5	4.5	4.5
7	Above 5000	9	4.5	5.0	5.0
8	Above 10000	9	6	6	6

NOTE :

- i. In case the permissible coverage is not achieved with setbacks, the setbacks of the preceding category may be allowed.
- ii. The setback requirement in the plot will be as per the setback prescribed in the Building Byelaw for GMDA in force for the time being. But the minimum requirement of setback shall not be less than the minimum setback proposed in table 14.1 for different plot size.
- iii. These provisions of setbacks are subject to requirements of height and ventilation as per Building Byelaws.
- iv. In case a layout is sanctioned with more than the minimum prescribed setbacks, the same shall be followed in the sanction of the building plans.
- v. The Authority could relax setbacks in special circumstances. However, the reason for relocation should be clearly recorded and approved by competent Authority.

17.0 Parking Standards

Parking as per existing byelaw of Guwahati Metropolitan Area enforced.

18.0 Ground Coverage, FAR, Height and Other Controls

Sl. No.	Use Premise	Maximum Ground Coverage (%)	Maximum FAR	Maximum Height (m)	Minimum Road width (m)	Other Controls and Guidelines
1	Plot (in Residential Plotted) High density Low density	50 60	200 125	15 10	6 6	Other Controls: - Minimum plot size to be 150 sq.m. - Minimum plot size for EWS housing to be 30 sq.m. Below 9.0 m R/W FAR 100 and below 6 m R/W FAR 50.
2	Apartment Buildings	40	225	26	9	Net housing density shall be 114 du/ha with 15% variation on either side except for PMAY project Minimum access road to be 9 m r/w.
3	Convenience Shopping Centre	40	100	12	6	Below 6.0 m R/W FAR 50
4	Local Shopping Centre in residential area	40	100	15	9	
5	City level Commercial Corridor Hotel Mixed Use	40	250	26	18	i. The City level Commercial has to be developed along the 24 m R/W road as shown in the Plan. ii. A detailed urban design scheme should be prepared for this area.
6	Flatted Group of Industry (Allowed in composite-I zone,) cottage handloom and household industry	30	125	15	9	
7	Nursery School	50	75	8	6	
8	Primary School	50	150	15	9	School for the handicapped shall have the same norms as the primary school.

Sl. No.	Use Premise	Maximum Ground Coverage (%)	Maximum FAR	Maximum Height (m)	Minimum Road width (m)	Other Controls and Guidelines
9	Secondary School	50	180	15	9	
10	Hospital/ Nursing Home	45	225	26	9	Area to be used for housing of essential staff shall adhere to regulations of apartment housing.
11	College	50	180	15	9	In case of educational institutions, the total area of the plot shall be divided in (i) School /college building area (40 %), (ii) playfield (40%), (iii) Parking area (10%) and (iv) Residential and hostel area (10%). The maximum ground coverage and FAR shall be calculated only on the area meant for building activities i.e. (i) and (iv).
12	Socio-cultural club/community hall/ Religious premises	30	125	15	9	Below 9.0 m R/W FAR 75
13	Police station, post and telegraph office, fire station	30	125	15	6	25% of the plot area may be used for housing the staff and regulations for apartment housing shall apply to the area meant for housing. Below 6.0 m R/W FAR 75
14	Public & Semi-public Premises (for which specific regulations have not	40	180	26	9	15 % of the total floor area shall be allowed for residential purpose.

Sl. No.	Use Premise	Maximum Ground Coverage (%)	Maximum FAR	Maximum Height (m)	Minimum Road width (m)	Other Controls and Guidelines
	been given)					
15	Institutional Plot (in existing development)	40	150	15	9	
16	Exhibition Ground	20	20	15	12	The structures in the Exhibition Ground Area shall be primarily temporary in nature.
17	Recreational Area	-	-	-		Facilities like vending booths, club houses, film studio, green houses, golf course and other such uses permissible as listed in table 13.1 shall be allowed with due permission from the Authority. Maximum built space to be within 0.25 FAR.

N.B.: (i) The maximum height of building for different use premise is subject to allowable height of building considering the width of abutting road as specified in Building Byelaws 2014 and amendment made from time to time.

(ii) In addition to the permissible FAR to the total extent of the plot an additional FAR of 100 will be allowed to the extent of the land relinquished free of cost for road and junction widening.

(iii) If minimum road width is not available permissible use may be allowed with proportional reduction in FAR

(iv) A minimum of 10% area of plot above 500 sq.m. shall be left for landscaping with zero FAR.

18.0 All other Development Control Regulations shall be as per the existing Building Byelaw for the GMA in force

19.0 Provisions of existing Master Plan 2009 and building byelaw in force will prevail for the provisions in this scheme which are inconsistent with these.

ANNEXURE-I

OFFICE OF THE
GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY
BHANGAGARH :: GUWAHATI-781005

NOTIFICATION OF DECLARATION AND PUBLICATION OF PAMOHI/DHALBAMA
AS A DEVELOPMENT AREA

Dated : Guwahati the 3rd March, 2010

GMDA/GEN/13/2009/13.- In exercise of the power conferred by Section 35 (1) of GMDA Act 1985 (Amended) the GMDA is pleased to declare the Pamohi/Dhalbama area described in the schedule-I which is given below as a Development Area for preparing a Development Scheme for this area for implementing the proposals contained in the Master Plan for Guwahati 2025.

It is notified that the notification and declaration of Development Area by Authority under Section 35 of the GMDA Act 1985 (amended) for the area described in the Schedule-I and shown in Map is hereby published for subsequent preparation of detail scheme.

Accordingly restrictions have been imposed as per provision of Section 44 of GMDA Act within the Development Area described in the Schedule-I below on the use and development of land and building including regulation of open space and such other matters not inconsistent with the object of this Act except with prior approval of the Authority in the manner prescribed in the Act.

Details of the notified development area including a broad land use of this area may be inspected free of cost during office hours at the Office of the Chief Executive Officer, Guwahati Metropolitan Development Authority and will also be available on payment and in GMDA's website: <http://www.gmda.co.in>.

SCHEDULE-I

- | | | |
|-----------------|---|-------------------------------------|
| 1. District | : | Kamrup Metropolitan |
| 2. Sub-Division | : | Guwahati |
| 3. Area | : | Revenue Village Pamohi and Dhalbama |

Sd/-
Chief Executive Officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati-5

ANNEXURE-II

OFFICE OF THE
GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY
BHANGAGARH :: GUWAHATI-781005

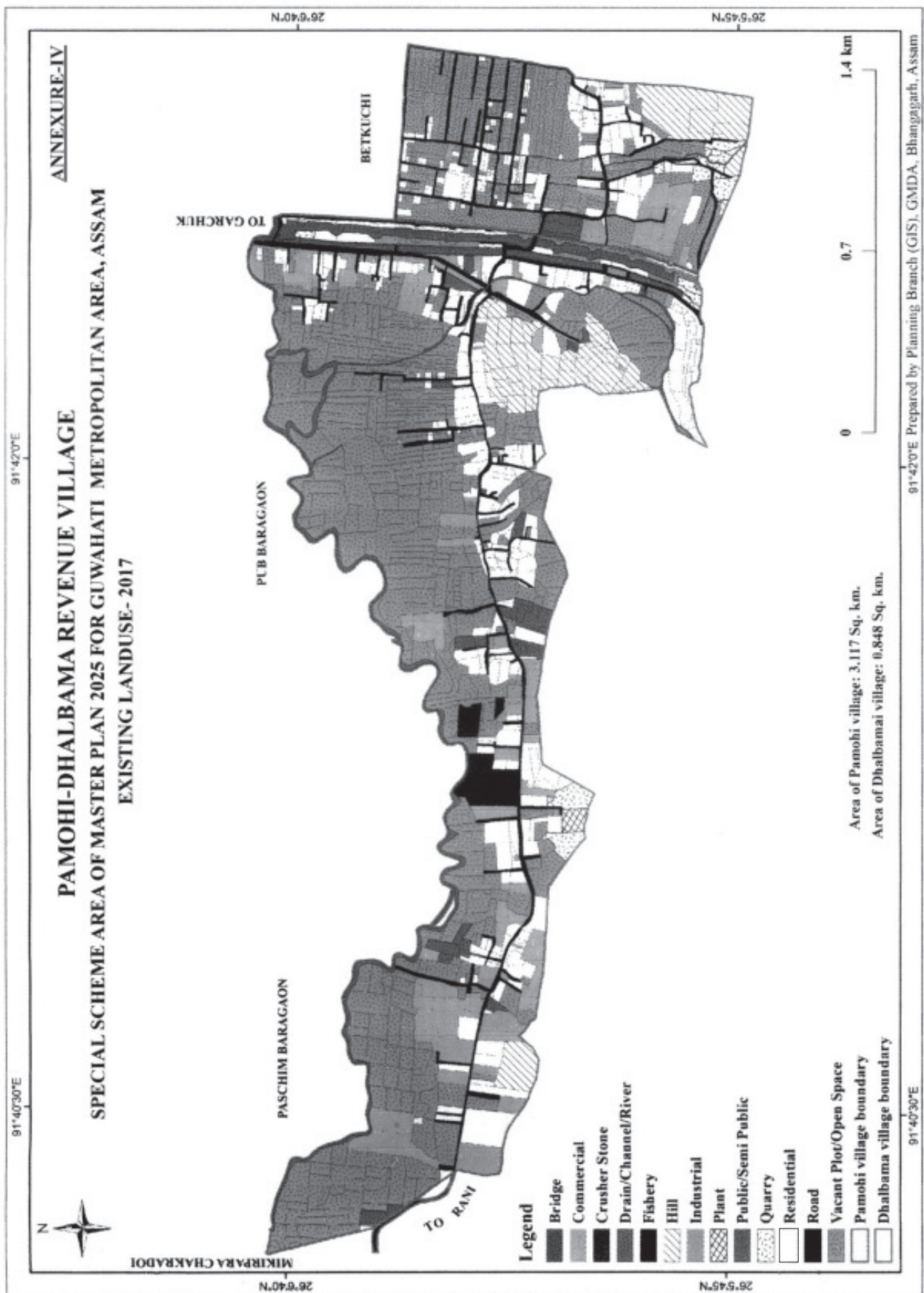
No. GMDA/GEN/13/2009/17**Dated : Guwahati the 3rd March, 2010****N O T I C E**

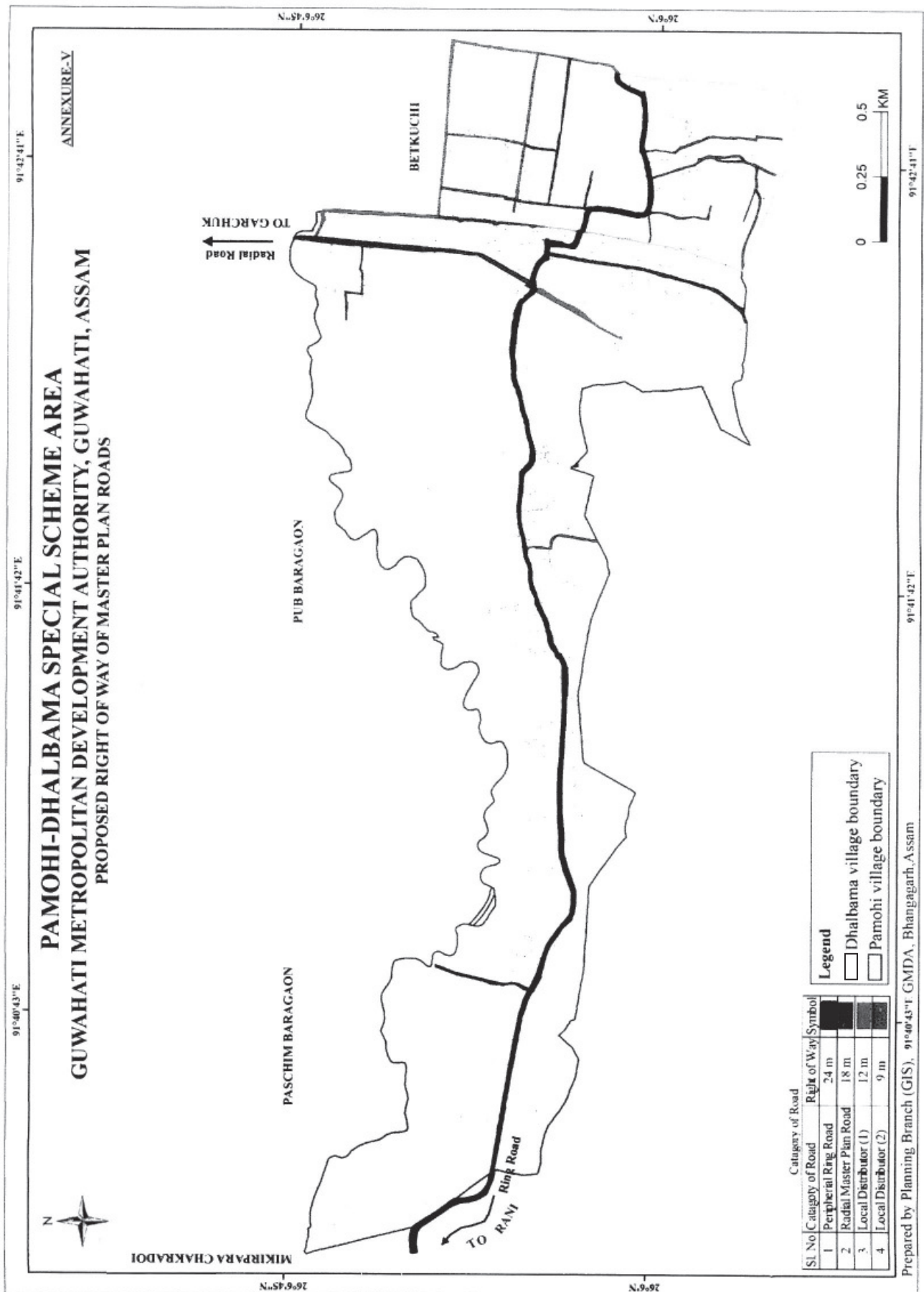
In exercise of the powers conferred by Section 35 (3) of Guwahati Metropolitan Development Authority Act, 1985 (Amended), the Guwahati Metropolitan Development Authority invites the names of all the claimants and their interest on any land or building within the area under the Special Scheme Area of Pamohi/Dhalbama as described in the Schedule-I of notification issued vide GMDA/GEN/13/2009/13 dated: 03/03/2010 which may be seen in GMDA's website: <http://www.gmda.co.in> along with objections and suggestions, if any, within a period of two months from date of issue of the notification declaring this area as a "Development Area" under the Act. This is required to prepare and finalize the development scheme of the Pamohi/Dhalbama area as per Guwahati Metropolitan Development Authority Act, 1985 (Amended).

Sd/-
Chief Executive Officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati-5

ANNEXURE-III**Classification of industries****Cottage, Handloom and Household Industries**

- | | |
|--|--|
| 1. Cosmetic Products | 36. Wire Brushes |
| 2. Agarbatti | 37. Umbrella Assembly |
| 3. Writing Ink | 38. Wooden Toys |
| 4. Sealing Wax | 39. Paper pins, Gem clips |
| 5. Watch, pen and spectacles repairing | 40. Hair Pins |
| 6. Acrylic Sheet Button | 41. Wire Staples |
| 7. Plastic Covers (Diary and Files etc.) | 42. Wire stands for kitchens |
| 8. Knitted Plastic Bags | 43. Wire for Curtains |
| 9. Shoe repairing and manufacturing | 44. Wire loops |
| 10. Rubber stamps | 45. Decorative Key Rings |
| 11. Rubber moulded goods | 46. Link Clips |
| 12. Food Products - bakeries etc. | 47. File Clips |
| 13. Creamery and dairy products | 48. Shoe and Tent Eyelets |
| 14. Atta Chakki and Masala Grinding | 49. Brass Jewellery |
| 15. Repacking of Medicines etc. | 50. File cover accessories |
| 16. Paper Products | 51. Garment hooks and eyes |
| 17. Card Board Boxes, paper Bag making | 52. Link chain |
| 18. Book binding | 53. Heating element (for domestic electrical appliances) |
| 19. Printing Press | 54. Decoration lighting series |
| 20. Ready Made Garments | 55. Transistor radio Covers |
| 21. Batik Printing | 56. Decorative Leather Goods |
| 22. Embroidery | 57. Industrial Leather Hand Gloves |
| 23. Watch Straps (Nylon) | 58. Manufacture of Bidi |
| 24. Canvas Bags and Products | 59. Processing of Supari |
| 25. Hosiery Items | 60. Laundry, dry cleaning and dyeing |
| 26. Surgical Bandages | 61. Cotton cloth weaving in handlooms |
| 27. Shoe Laces etc. | 62. Ivory Carving |
| 28. Thread Reels | 63. Metal Polishing |
| 29. Tailor labels | 64. Gold and silver thread, Zari work, Jewellery, Gold Ornaments |
| 30. Mirror and frame making | 65. Manufacturing, repairing and Tuning of musical instruments |
| 31. Decorative Glass articles | 66. Making of lac bangles |
| 32. Chalk Sticks | 67. Repairing of Electronic Instruments |
| 33. Tailor's Shop | 68. Assembly of Furniture Units |
| 34. Cycle repairing | |
| 35. Basket Masking | |





ANNEXURE-VI**Proposed area distribution under Pamohi & Dhalbama revenue villages**

Sl. No.	Landuse Zones	Area (In ha.)	Area (%)
1	Commercial	11.10	2.80
2	Composite Use-1	6.87	1.73
3	Drain/Channel/River	20.29	5.12
4	Eco-Sensitive	181.59	45.83
5	Public & Semi-public	6.91	1.74
6	Recreational	17.99	4.54
7	Residential High	62.23	15.71
8	Residential Low	68.33	17.24
9	Road (Existing Width)	20.91	5.28
	Total	396.22	100



MOLOY BORA,
 Chief Executive Officer,
 Guwahati Metropolitan Dev. Authority,
 Bhangagarh, Guwahati-5.